



Beaufort

# Suburb Report



Your connection to property insights



**JellisCraig**

BEAUFORT SUBURB REPORT

Median house price<sup>1</sup>

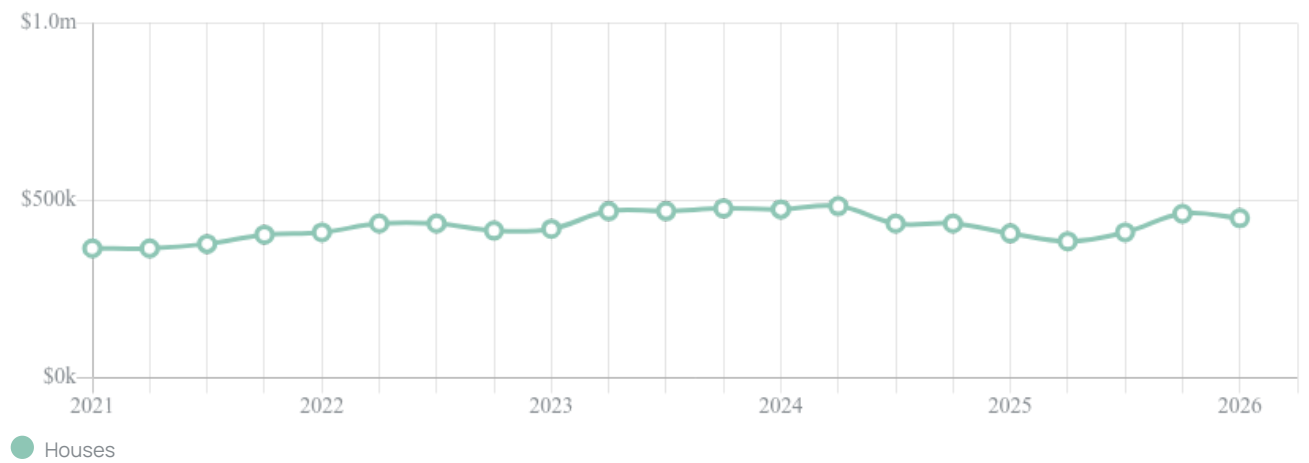
Median

\$450k

Quarterly price change

-2.70% ↓

Quarterly price change<sup>1</sup>



BEAUFORT SUBURB REPORT

Median house price<sup>1</sup>



Sale method<sup>2</sup>



● Private 100%

Median days on market<sup>3</sup>  
**110 days**

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Average hold period<sup>1</sup>  
**3.2 years**

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Dwelling type<sup>5</sup>



● Houses 97% ● Units 3%

Ownership<sup>5</sup>



● Owned outright 57% ● Mortgaged 34% ● Rented 9%

Population<sup>5</sup>

**1,712**

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Median asking rent<sup>1</sup>

**\$380 per week**

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Population growth<sup>5</sup>

**11.24%**

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Rental yield<sup>1</sup>

**5.13%**

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Median age<sup>5</sup>

**51 years**

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Median household size<sup>5</sup>











**2.1 people**

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## Recent Beaufort sales











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 29A Olinda St Beaufort	4	House	\$745,000	13 May 2026
 101 Lake Rd Beaufort	4	House	\$865,000	01 May 2026
 21 Willoby St Beaufort	2	House	\$365,000	23 Apr 2026
 6 Sinclair St Beaufort	2	House	\$339,000	23 Mar 2026
 4 Orchid Ct Beaufort	3	House	\$480,000	13 Mar 2026
 6 Halpin St Beaufort	4	House	\$450,000	12 Mar 2026
 5 Burton St Beaufort	3	House	\$600,000	11 Mar 2026
 3 Sinclair St Beaufort	3	House	\$629,000	10 Mar 2026
 5 Willoby St Beaufort	4	House	\$395,000	06 Mar 2026
 32 Lawrence St Beaufort	3	House	\$440,000	28 Jan 2026

## BEAUFORT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33 Burke St Beaufort	3	House	\$300,000	23 Jan 2026
 27 Burke St Beaufort	3	House	\$400,000	09 Jan 2026
 18 Warburton St Beaufort	3	House	\$430,000	08 Jan 2026
 19 High St Beaufort	3	House	\$315,000	17 Dec 2025
 42 Grampians View Rd Beaufort	3	House	\$685,000	16 Dec 2025
 104 Neill St Beaufort	3	House	\$395,000	12 Dec 2025
 78a Neill St Beaufort	2	House	\$400,000	12 Dec 2025
 5 Cummins St Beaufort	3	House	\$495,000	09 Dec 2025
 100 Stockyard Hill Rd Beaufort	2	House	\$577,000	04 Dec 2025
 45 High St Beaufort	4	House	\$495,000	04 Dec 2025

## BEAUFORT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 175 Stockyard Hill Rd Beaufort	5	House	\$975,000	24 Nov 2025
 44 High St Beaufort	2	House	\$303,000	20 Nov 2025
 9 Sturt St Beaufort	4	House	\$340,000	12 Nov 2025
 14 King St Beaufort	3	House	\$440,000	10 Nov 2025
 31 King St Beaufort	3	House	\$590,000	10 Nov 2025
 7 Willoby St Beaufort	3	House	\$528,000	05 Nov 2025
 29 Orchid Ct Beaufort	3	House	\$610,000	23 Oct 2025
 18 Eucalyptus Ct Beaufort	4	House	\$635,000	22 Oct 2025
 19 Eucalyptus Ct Beaufort	4	House	\$550,000	21 Oct 2025
 6 Speke St Beaufort	3	House	\$280,000	16 Oct 2025



Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/06/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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